



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: DECEMBER 5, 2007**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: EOT-25183 - APPLICANT: FISHER BROTHERS LAS VEGAS, LLC - OWNER: INTEGRAL PARTNERS PARK PLACE CENTRE-LAS VEGAS, LLC**

---

**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL, subject to:**

**Planning and Development**

1. This Rezoning (ZON-3007) shall expire on 11/05/08 unless another Extension of Time is approved by the Planning and Development Department.
2. Conformance to all conditions of approval of Rezoning (ZON-3007) and all other site related actions as required by the Planning and Development Department and Department of Public Works.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for an Extension of Time of an approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial) on 15.97 acres at 3049 Sirius Avenue.

It is noted that there are two related Extensions of Time (EOT-25184 and EOT-25185) that will be heard concurrently with this application.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
11/05/03 *	The City Council approved a General Plan Amendment (GPA-3005) changing the land use classification from LI/R (Light Industry/Research) to SC (Service Commercial), a Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial), and a Special Use Permit (SUP-3100) to allow multi-family residential units in a commercial district on the subject site. The Planning Commission and staff recommended approval.
11/20/03	The Planning Commission approved a Site Development Plan Review (SDR-3101) for a proposed mixed-use residential and commercial development on the subject site. Staff recommended approval.
10/19/05	The City Council approved Extensions of Time (EOT-9268) of the approved Special Use Permit (SUP-3100) to allow multi-family residential units on the subject site and (EOT-9267) of the approved Rezoning (ZON-3007) from M (Industrial) to C-1 (Limited Commercial). Staff recommended approval.
10/20/05	The Planning Commission approved an Extension of Time (EOT-9305) of an approved Site Development Plan Review (SDR-3101) for a proposed mixed-use residential and commercial development on the subject site. Staff recommended approval.
<b><i>Related Building Permits/Business Licenses</i></b>	
There are no permits or licenses related to this development.	
<b><i>Pre-Application Meeting</i></b>	
A pre-application meeting is not required, nor was one held.	
<b><i>Neighborhood Meeting</i></b>	
A neighborhood meeting is not required, nor was one held.	
<b><i>Details of Application Request</i></b>	
<b><i>Site Area</i></b>	
Net Acres	15.97

<b>Surrounding Property</b>	<b>Existing Land Use</b>	<b>Planned Land Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped Vacant Buildings	C (Commercial)	M (Industrial) under Resolution of Intent to C-1 (Limited Commercial)
North	Undeveloped Warehouses	C (Commercial) LI/R (Light Industry/Research)	M (Industrial) M (Industrial) under Resolution of Intent to C-1 (Limited Commercial)
South	Offices	Clark County	Clark County
East	I-15	I-15	I-15
West	Shops Warehouses	C (Commercial) LI/R (Light Industry/Research)	M (Industrial)

<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Area Plan</b>			
Redevelopment Plan Area	X		Y
<b><i>Special Districts/Zones</i></b>	<b><i>Yes</i></b>	<b><i>No</i></b>	<b><i>Compliance</i></b>
<b>Special Purpose and Overlay Districts</b>			
A-O Airport Overlay District (140-Foot)	X		N
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>		X	N/A

## ANALYSIS

This is the second extension of time request for the proposed development. In the time since the previous extension of time the applicant has not made any progress on the proposed project in the form of new applications or permits. The property is under new ownership and is currently in the process of redesigning the project. Approval of this request is recommended with a one year time limit. Conformance to the conditions of approval for Rezoning (ZON-3007) shall be required.

## FINDINGS

The applicant is currently in the process of redesigning the project. Approval of this request is recommended with a one year time limit. Conformance to the conditions of approval for Rezoning (ZON-3007) shall be required.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED** N/A

**ASSEMBLY DISTRICT** N/A

**SENATE DISTRICT** N/A

**NOTICES MAILED** N/A

**APPROVALS** 0

**PROTESTS** 0